

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSIONING OF SILVA ARCHITECTS, LLC, AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED K-8 CONVERSION ADDITION AND RENOVATION PROJECT AT MADIE IVES ELEMENTARY SCHOOL, LOCATED AT 20770 NE 14 AVENUE, MIAMI, FL 33179, PROJECT NO. 01337500

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In August 2014, a solicitation was published to competitively select an Architect/Engineer of Record (A/E) firm for six (6) General Obligation Bond (GOB) funded projects at:

- Hialeah Senior High School
- Madie Ives Elementary School (K-8 Conversion)
- Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus
- West Homestead Elementary School (K-8 Conversion)
- Shenandoah Middle School
- American Senior High School

Twenty-three (23) firms responded to the solicitation. Four (4) firms were not evaluated due to incomplete submittals; nineteen (19) firms were evaluated, and fourteen (14) firms were short-listed to interview for the projects. On October 16 and 17, 2014, the fourteen (14) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners, Inc. ^(a)
2	Silva Architects, LLC ^{(a)(b)}
3	Laura M. Perez & Associates, Inc. ^{(a)(b)}
4	Rodriguez Architects, Inc. ^{(a)(b)}
5	M.C. Harry & Associates, Inc.
6	Saltz Michelson Architects, Inc.
7	Alleguez Architects, Inc. ^{(a)(b)}
8	KVH Architects, P.A. ^{(a)(b)}

<u>Rank</u>	<u>Firm</u>
9	R.J. Heisenbottle Architects, P.A. ^(b)
10	Zyscovich, Inc.
11	Rodriguez & Quiroga Architects Chartered ^(a)
12	Rizo Carreño & Partners, Inc. ^{(a) (b)}
13	ACAI Associates, Inc.
14	SR Architects, P.A. ^{(a)(b)}

- Notes:
- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate
 - (b) Prime firm holds a current M-DCPS Small Business Enterprise/Micro Business Enterprise (SMBE) Certificate

This solicitation includes a mandatory SMBE Sub-Consultant Goal of 25% (as determined by the M-DCPS SBE Goal Setting Committee).

Selection

In accordance with the solicitation, and the interview process, the highest-ranked firm was selected to negotiate for the top-valued project, the second-ranked firm for the second-valued project, the third-ranked firm for the third-valued project, and so on.

Silva Architects, LLC (SA), was ranked #2, and therefore selected to negotiate for the second-valued GOB-funded K-8 Conversion Addition and Renovation Project at Madie Ives Elementary School. The first-ranked and third-ranked firms were commissioned at the November Board Meeting for their respective projects. The fourth-ranked firm was commissioned at the December Board Meeting. The remaining two projects were negotiated and brought to the January Board meeting with commissioning recommendations.

Negotiations were successfully concluded and SA has agreed to provide investigative reports, a Final Scope Definition, Program, Phasing Plan and full A/E design and construction administration services, as follows:

Project Scope and A/E Services

- Buildings 02, 03, 04 and 05 to be demolished and replaced with a new building(s) to convert the school to a K-8 facility. The objective of the project is to provide a total of 1,214 student stations. The new addition shall consist of a two story building(s) to house approximately 890 student stations and the remaining buildings will consist of 324 remaining/existing student stations. The new addition shall include primary, intermediate and upper academy classrooms; science and science demo classrooms (for grades 6-8); foreign language lab, computer labs and careers lab (for grades 6-8); physical ed spaces (for grades K-8); student services/admin spaces; food service spaces (including dining with capacity of 146 and warming kitchen); all required toilet rooms, custodial and related support

spaces; and site improvements such as basketball/volleyball hardcourts (for grades 6-8) and playground equipment area for K-8, new bus drop-off and additional staff and visitor parking.

- Campus-wide renovations of buildings 01, 06, 07, 08, 09, 10, 11 and 12.
- A/E services include Final Scope Definition Program, Phasing Plan, full A/E services, a Castaldi Analysis, Traffic Study, utility relocation design, and may include other services as required by the Board.
- The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campuses. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with M-DCPS' Construction Delivery Method Matrix, the Construction Management (CM) at-Risk delivery method will be used for this project. However the Board reserves the right to utilize an alternate delivery method, if necessary.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff established the SMBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding for each team member outlining roles and responsibilities, as follows:

PRIME FIRM <u>SA is an M-DCPS certified Hispanic Male-Owned business.</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
			Fraga Engineers, LLC	Electrical Engineer
Fraga Engineers, LLC	Mechanical Engineer	H	SBE2	14%
Curtis + Rogers Design Studio, Inc	Landscape Architect	H	SBE1	2%
TOTAL PARTICIPATION (M-DCPS Mandatory SMBE Goal 25%)				27%

OTHER NON-SMBE SUB-CONSULTANTS	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY
DDA Engineers PA	Structural Engineer	H
Schwebke-Shiskin & Associates, Inc	Civil Engineer	-

- Legend: H - Hispanic-American
 SBE1- Small Business Enterprise Tier 1
 SBE2- Small Business Enterprise Tier 2

Construction Budget: \$9,982,766 (GOB-funded)

Project Schedule:

SA has agreed to the following time-sensitive document submittal schedule:

- Investigative Reports: March 30, 2015
- Program Validation/Final Scope Definition Report: May 5, 2015
- Phase I - Schematic Design: June 26, 2015
- Phase - II/III Construction Documents 50% complete: September 1, 2015
- Phase - II/III Construction Documents 100% complete and submitted for review and permitting: November 10, 2015

Note: The phase submittal due dates described above are predicated on M-DCPS approval of the Final Scope Definition Program Report by May 15, 2015.

Project construction milestone dates are as follows:

- Board Award - GMP: April 2016
- Construction - Substantial Completion by: December 2017
- Final completion/Acceptance (Occupancy) by: February 2018

Terms & Conditions

A. Basic Services Fees:

SA has agreed to a lump sum fee for Basic Services of \$743,716, which represents approximately 7.45% of the Construction Budget of \$9,982,766. This fee includes all required services, consultants and phasing of construction documents in order to comply with the project schedule, unless noted otherwise as supporting services. Basic Services fees shall be paid based on completion of phases I, II, III, IV, V-B and VI (Phase V-A may be paid monthly), as follows:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$74,372
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$185,929
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	29%	\$215,678
Phase IV - Bid/Award	2%	\$14,874

Phase V - (A) Construction Administration	29%	\$215,678
Phase V - (B) Punch List/ Closeout	4%	\$29,749
Phase VI - Warranty/Post Occupancy	1%	\$7,436
TOTAL BASIC SERVICES FEE:	100%	\$743,716

B. Supporting Services Fees:

- 1) Final Scope Definition, Program, Phasing Plan, Utility Relocation Analysis (complete and accepted by M-DCPS) Lump Sum Fee: \$ 24,000
- 2) Castaldi Analysis for Buildings 2, 3, 4 and 5 \$9,000

The following services require prior written authorization by the Board's designee:

- 3) Additional Site Visits: A maximum of 130 additional site visits at a flat fee of \$225/site visit per discipline, not-to-exceed: \$ 29,250
- 4) Traffic Study, not-to-exceed (NTE): \$ 14,000

Total Supporting Services Fees, (NTE): \$ 76,250

C. Other Terms & Conditions:

- A/E requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis.
- The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$112.50/hour for the Architect and the Sub-consultants, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21, for Board-authorized additional services;
- The A/E shall maintain no less than a \$1 million Professional Liability Insurance policy with a maximum deductible of \$50,000, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance;
- The Agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the A/E; whereas, the A/E may terminate the Agreement, with cause only, upon thirty (30) days written notice to the Board;
- The A/E is required to submit monthly reports to the OEO documenting compliance with the Mandatory SDBE Sub-consultant Utilization Goal; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee

The Selection Committee was composed of the following individuals:

<u>Committee Members</u>	<u>Representing</u>
Rick Ammirato, Director, CRA/City of Homestead	Superintendent of Schools
Meriel Seymore, ABC Committee Member	Community Representative
Brian A. Williams, Economic Development Officer	M-DCPS OEO
Silvia Gonzalez, Architect	M-DCPS Office of School Facilities
Jorge Bonsenor, Senior Project Manager	M-DCPS Office of School Facilities
Don Bailey, Senior Project Manager	M-DCPS Office of School Facilities

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. A representative of M-DCPS A/E Selection & Negotiations acted as Facilitator (non-voting) for the interviews and as Chief Negotiator during negotiations.

Project Funding - GOB

Fund: 351000; Object: 568000; Location: 1258100; Program: 20610000; Function: 740000

Prior Commissioning & Performance Evaluation

The Board has commissioned SA for the following services within the last three years:

- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term, with extensions at the option of the Board
A/E Services
Date of Commission: 4/17/2013
- A/E of Record for New Grade 6-12 Facility (Sector 1) and MAST Academy Renovations (Sector 3), and Amendment to include Playfield Support Spaces (Sector 2)
A/E Services
Date of Commission: 6/19/13 (Sectors 1 & 3)
Date of Commission: 11/19/13 (Sector 2)
- A/E of Record for GOB funded Renovation Project at Miami Sunset Senior High School
A/E Services
Date of Commission: 7/16/14

The most recent overall performance evaluation score issued by staff to SA was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm

received a score of 3.94.

Principal

The Principal/Owner designated to be directly responsible to the Board for Silva Architects, LLC, is Rolando Silva. The firm is located at 135 San Lorenzo Avenue, Suite 880, Coral Gables, Florida 33146.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Silva Architects, LLC, as Architect/Engineer of Record for General Obligation Bond funded K-8 Conversion Addition and Renovations at Madie Ives Elementary School, located at 20770 NE 14 Avenue, Miami, FL 33179, Project No. 01337500, as follows:

- 1) a lump sum fee of \$743,716 for A/E Basic Services; and
- 2) Supporting Services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV:cv